

SmartCode Changes

- 4.6.4 Regardless of the dollar value of modifications, all existing Non-Conforming single-family residential buildings in the OT-3 zone are not required to meet the standards in this Code as long as they do not increase their non conformity in any way and **is not the principal structure**. Any changes in building height or footprint will need to comply with this Code for the portions that are added or modified only.

The commission wanted to add a clause excluding the principal excluding the principal structure.

5.10.3 **SPECIFIC TO ZONES T3, T4, OT-3, OT-4**

- a. Driveways at Frontages shall be no wider than **12** feet in the first Layer. (Table 3B-f)

5.10.4 **SPECIFIC TO ZONE T4, OT-4, OT-3**

- a. All parking areas and garages shall be located at the second or third Layer. (Table 17d)
b. All OT-3 lots not alley loaded must be parked in the second or third Layer

5.11.3 **SPECIFIC TO ZONES T3, OT-3**

- a. A minimum of two trees shall be planted within the First Layer for each 30 feet of Frontage Line or portion thereof. (Table 17d)
b. Trees may be of single or multiple species as shown on Table 6.
c. Trees shall be naturalistically clustered.
d. Lawn shall be permitted by **Right**.

~~5.12.7 **SPECIFIC TO NONCONFORMING STRUCTURES AND SIGNS IN OLD TOWN**~~

- ~~a. The requirement and standards of this section shall apply to signs for all on-residential uses and home occupations within the boundaries of the Historic Overlay District, as defined in the UDC.~~
- ~~b. The provisions contained in this section are intended to encourage high standards for signs within the Historic District, so they should be appropriate for Old Town Hutto and add to the aesthetic appearance and attractiveness. Signs within the Historic District should:~~
- ~~i. Adequately and effectively communicate business identity and type to the public;~~
- ~~ii. Be pedestrian oriented and as small in size and few in number as is consistent with their purpose of communicating identification and essential information;~~
- ~~iii. Protect the Historic District from sign clutter and visual blight resulting from excessive and redundant signs;~~

- ~~iv. Be architecturally compatible with the style, composition, materials, colors and details of the building and its vicinity and contribute to the historic character of the Historic District.~~
- ~~v. Unless otherwise specifically stated below all provisions of the Heart of Hutto Old Town Master Plan and/or City of Hutto Unified Development Code shall apply to the District as appropriate.~~

~~DELETE ENTIRE SECTION:.....~~

5.12.11 OTHER PROVISIONS

a. Architectural Features. No sign in the downtown sign district can cover or otherwise obstruct any distinctive architectural features of the building, and all signs must comply with the architectural standards as outlined in the Heart of Hutto Old Town Master Plan. The Historic Preservation Commission may, when requested, provide guidance to city staff and applicants with regard to sign placement. Mechanical Equipment – Shall not be mounted on awnings where it is visible from the public street.

b. Internally Illuminated Signs. Internally illuminated signs are not allowed in Old Town Hutto. Sign lighting must be either external or halo-type.

c. Pole/pylon Signs. Pole or pylon signs are not allowed in Old Town Hutto.

d. Neon signs are granted only by Warrant.

“Table 12A “

Change OT4T Restaurant by warrant and remove the Warrant under OT4R

1) SC69: remove restaurant for OT-4R and add to OT-4T

2) SC81 k. Table 15l: delete "2-story min."

Also include the Old Town Regulating Plan as Exhibit 1a. an 1b. as follows:

1a. Old Town Regulating Plan - Transect Zones

1b. Old Town Regulating Plan - Special Requirements